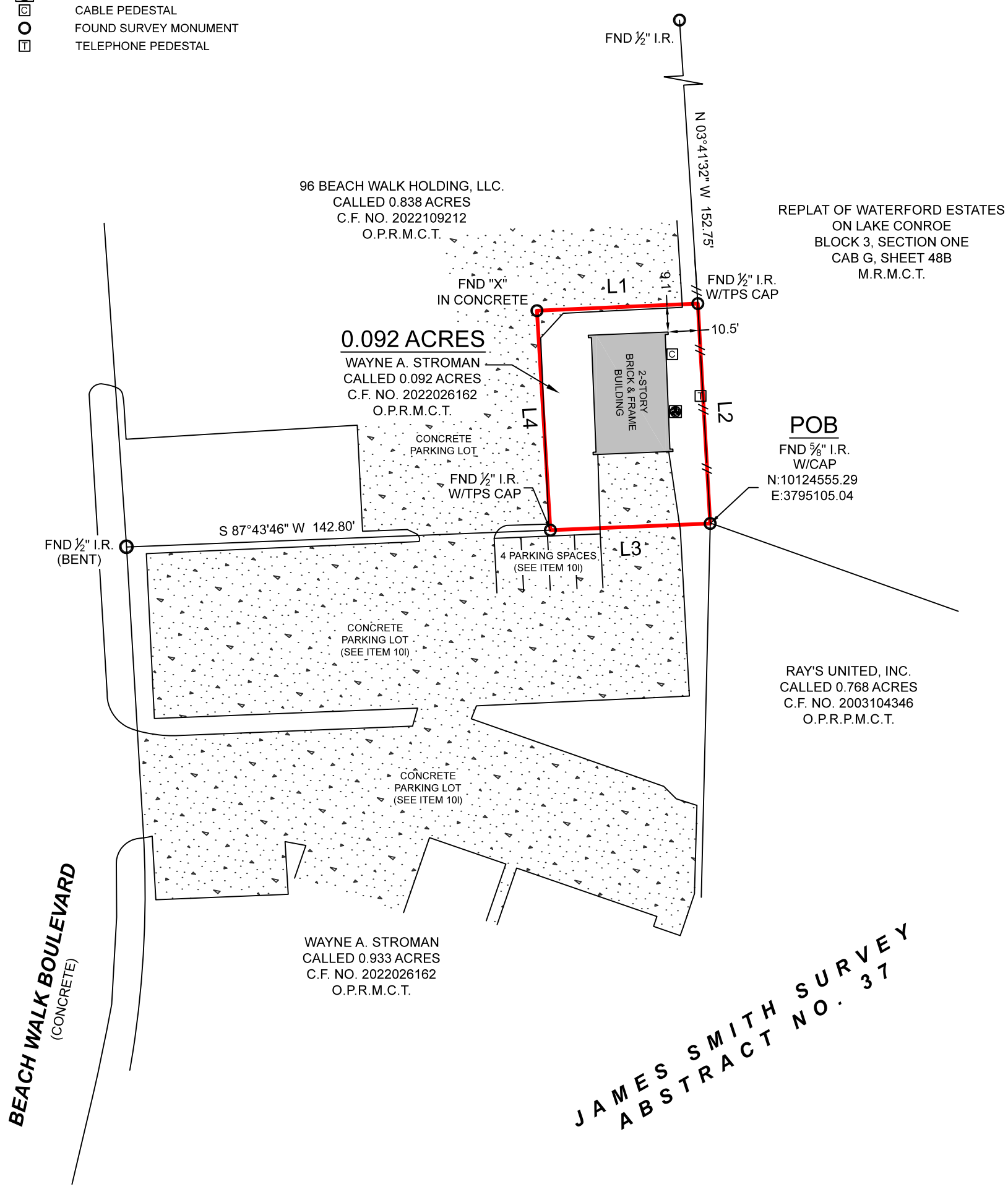
0' 40' 80' 120'

SCALE: 1" = 40'

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 87°27'56" E | 54.20' |
| L2 | S 03°12'46" E | 74.13' |
| L3 | S 87°37'08" W | 53.83' |
| L4 | N 03°30'22" W | 73.99' |

SYMBOL LEGEND

- WOOD FENCE
- AIR CONDITIONING UNIT
- CABLE PEDESTAL
- FOUND SURVEY MONUMENT
- TELEPHONE PEDESTAL




SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
STEWART TITLE GUARANTY COMPANY
G.F. NO. 23-2184-MS
EFFECTIVE DATE: OCTOBER 13, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

10b. EASEMENT PER CAB. E, SHEET 28A, M.R.M.C.T. (DOES NOT AFFECT)
10c. UTILITY EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE, INC. PER C.F. NOS. 9237596 AND 9237597, R.P.R.M.C.T. (DOES NOT AFFECT)
10i. RELEASE OF EASEMENT PER VOL. 855, PG. 891, D.R.M.C.T. (SUBJECT TO)
10l. EASEMENT AGREEMENT FOR ACCESS AND PARKING PER C.F. NO. 2022026162, O.P.R.M.C.T. (DOES AFFECT AS TO THE CONCRETE PARKING LOTS SHOWN HEREON AND TO THE 4 PARKING SPACES SHOWN HEREON)

| PROJECT | 35300 |
|---|---|
| FIELD DATE | 12/05/2023 |
| DRAWN BY | MMS |
| CHECKED BY | MJW |
| FIELD CREW | GR |
| REV 1 | __-__-____ |
| REV 2 | __-__-____ |
| REV 3 | __-__-____ |
| REV 4 | __-__-____ |


TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400


NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0375G, HAVING AN EFFECTIVE DATE OF 0/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER ..... 90 BEACH WALK BLVD, LLC.
ADDRESS ..... CONROE, TX 77304
SURVEY ..... JAMES SMITH SURVEY, A - 37
SUBJECT ..... 0.092 ACRES
COUNTY ..... MONTGOMERY

## *BOUNDARY & IMPROVEMENT SURVEY*

BEING A 0.092 ACRE TRACT OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NUMBER 37, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 0.92 ACRE TRACT DESCRIBED IN INSTRUMENT TO WAYNE A. STROMAN (WAYNE TRACT), RECORDED UNDER CLERK'S FILE NUMBER 2022026162, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.092 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL
LAND SURVEYOR

*Thomas A. McIntyre*
*Registered Professional Land Surveyor No. 6921*